

Prepared by:
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To the Chancery Clerk of Desoto County, Mississippi:
The real property described herein is situated in SE/4 of § 25, T1, R7W, Third Revision, Hughey 2 Lot
Subdivision, Desoto County, MS.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, **Patsy Hughey Christenberry, as Trustee of the William L. Hughey, Jr., Family Trust and Inez C. Hughey** (collectively, the "Grantor"), do hereby sell, convey and warrant specially unto **Murphy Oil USA, Inc., a Delaware corporation** (the "Grantee"), the property lying and being situated in the City of Olive Branch, Desoto County, Mississippi (the "Property"), and being more particularly described as follows:

Lot 5 of the Hughey 2 Lot Subdivision, 4th Revision, as per Plat Book 107,
Page 46-47 being part of the Southeast Quarter of Section 25, Township 1 South,
Range 7 West, Olive Branch, Desoto County, Mississippi, more particularly
described as follows:

Commencing at the Southeast corner of said Section 25 and run thence North 3
Degrees 34 Minutes 45 Seconds West 392.08 feet; thence South 87 Degrees 4
Minutes 54 Seconds West 45.0 feet to a concrete ROW marker on the West ROW of
Davidson Road and the point of beginning. Run thence South 6 Degrees 13 Minutes
29 Seconds West with said ROW 94.0 feet; thence South 3 Degrees 49 Minutes 7
Seconds East with said ROW 133.41 feet to a found concrete ROW marker, said
ROW marker being the intersection of of the West ROW of Davidson Road and the
North ROW of Goodman Road (Highway 302); thence South 62 Degrees 30
minutes 22 Seconds West with Goodman Road ROW 118.08 feet; thence South 63
Degrees 0 Minutes 25 Seconds West with Goodman Road ROW 85.78 feet; thence
South 86 Degrees 30 Minutes 01 Seconds West with Goodman Road ROW 79.73
feet to a point in a concrete drive at the Southeast corner of Lot 4 of the Hughey
Subdivision as recorded Plat Book 65 Page 4; thence North 3 Degrees 3 Minutes 25
Seconds West with the east boundary of said Lot 4 311.11 feet (measured) to the
Northeast corner of said Lot 4; thence North 87 Degrees 4 Minutes 54 Seconds East
279.02 feet to the point of beginning.

Containing 75,107 SF or 1.72 acres in the Southeast ¼ of Section 25, Township 1
South, Range 7 West, Desoto County, Mississippi, and being the tract East and
adjacent to Lot 4, Third Revision, Hughey 2 Lot Subdivision per Plat Book 65, Page
4, as shown on Final Plat of Lot 4 Third Revision Hughey 2 Lot Subdivision.

The Property is no part of the homestead of the Grantor.

Ad valorem taxes for the year 2008 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 19th day of September, 2008.

Patsy Hughey Christenberry, Trustee
Patsy Hughey Christenberry, as Trustee of the William L. Hughey, Jr., Family Trust

Inez C. Hughey
Inez C. Hughey

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19th day of September, 2008, within my jurisdiction, the within named Patsy Hughey Christenberry, who acknowledged that she is Trustee of the William L. Hughey, Jr., Family Trust, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires:

7-19-11

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19th day of September, 2008, within my jurisdiction, the within named Inez C. Hughey, who acknowledged that she executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

7-19-11

Addresses and Telephone Numbers of the Grantor:	Address and Telephone Number of the Grantee:
Patsy Hughey Christenberry, Trustee of the William L. Hughey, Jr., Family Trust and Inez C. Hughey c/o James E. Woods, Esq. Watkins Ludlam Winter & Stennis, P.A. P. O. Box 1456 Olive Branch, MS 38654 662.890.6237	Murphy Oil USA, Inc. 200 East Peach Street El Dorado, AR 71730 870.864.6483